

Fill in this information to identify the case:

Debtor 1 Jeffrey Wayne Pierce

Debtor 2 Christina Marlene Pierce
(Spouse, if filing)

United States Bankruptcy Court for the: Southern District of Ohio

Case number 2:17-bk-57759

Official Form 410S1

Notice of Mortgage Payment Change

12/15

If the debtor's plan provides for payment of postpetition contractual installments on your claim secured by a security interest in the debtor's principal residence, you must use this form to give notice of any changes in the installment payment amount. File this form as a supplement to your proof of claim at least 21 days before the new payment amount is due. See Bankruptcy Rule 3002.1.

U.S. Bank Trust National Association,
Name of creditor: as Trustee of Chalet Series IV Trust

Court claim no. (if known): 1-1

Last 4 digits of any number you use to
identify the debtor's account: 6 3 9 2

Date of payment change:
Must be at least 21 days after date
of this notice 05/01/2022

New total payment: \$ 1,626.48
Principal, interest, and escrow, if any

Part 1: Escrow Account Payment Adjustment**1. Will there be a change in the debtor's escrow account payment?**☐ No

☒ Yes. Attach a copy of the escrow account statement prepared in a form consistent with applicable nonbankruptcy law. Describe the basis for the change. If a statement is not attached, explain why: _____

Current escrow payment: \$ 359.60

New escrow payment: \$ 471.37

Part 2: Mortgage Payment Adjustment**2. Will the debtor's principal and interest payment change based on an adjustment to the interest rate on the debtor's variable-rate account?**☒ No

☐ Yes. Attach a copy of the rate change notice prepared in a form consistent with applicable nonbankruptcy law. If a notice is not attached, explain why: _____

Current interest rate: _____%

New interest rate: _____%

Current principal and interest payment: \$ _____

New principal and interest payment: \$ _____

Part 3: Other Payment Change**3. Will there be a change in the debtor's mortgage payment for a reason not listed above?**☒ No

☐ Yes. Attach a copy of any documents describing the basis for the change, such as a repayment plan or loan modification agreement. (Court approval may be required before the payment change can take effect.)

Reason for change: _____

Current mortgage payment: \$ _____

New mortgage payment: \$ _____

Debtor 1 Jeffrey Wayne Pierce
First Name Middle Name Last Name

Case number (if known) 2:17-bk-57759

Part 4: Sign Here

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number.

Check the appropriate box.

- ☐ I am the creditor.
- ☒ I am the creditor's authorized agent.

I declare under penalty of perjury that the information provided in this claim is true and correct to the best of my knowledge, information, and reasonable belief.

X /s/ Jon J. Lieberman
Signature

Date 04/04/2022

Print: Jon J. Lieberman
First Name Middle Name Last Name

Title Attorney for Creditor

Company Sottile & Barile, Attorneys at Law

Address 394 Wards Corner Road, Suite 180
Number Street
Loveland OH 45140
City State ZIP Code

Contact phone 513-444-4100

Email bankruptcy@sottileandbarile.com

ST SERVICING CORPORATION
323 FIFTH STREET
EUREKA CA 95501

(800) 603-0836
Para Español, Ext. 2660, 2643 o 2772
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Main Office NMLS #5985
Branch Office NMLS #9785

JEFFREY W PIERCE
5970 ELECTION HOUSE RD
CARROLL OH 43112

Analysis Date: March 09, 2022

Property Address: 5970 ELECTION HOUSE ROAD CARROLL, OH 43112

Final

Loan XXXXXXXXXX

**Annual Escrow Account Disclosure Statement
Account History**

This is a statement of actual activity in your escrow account from June 2020 to Apr 2022. Last year's anticipated activity (payments to and from your escrow account) is next to the actual activity.

Payment Information	Current:	Effective May 01, 2022:
Principal & Interest Pmt:	1,155.11	1,155.11
Escrow Payment:	359.60	471.37
Other Funds Payment:	0.00	0.00
Assistance Payment (-):	0.00	0.00
Reserve Acct Payment:	0.00	0.00
Total Payment:	\$1,514.71	\$1,626.48

Escrow Balance Calculation	
Due Date:	Apr 01, 2022
Escrow Balance:	545.30
Anticipated Pmts to Escrow:	359.60
Anticipated Pmts from Escrow (-):	260.94
Anticipated Escrow Balance:	\$643.96

Date	Payments to Escrow		Payments From Escrow		Description	Escrow Balance	
	Anticipated	Actual	Anticipated	Actual		Required	Actual
					Starting Balance	1,184.01	(4,074.69)
Jun 2020	359.60	552.60			*	1,543.61	(3,522.09)
Jun 2020				1,618.00	* County Tax	1,543.61	(5,140.09)
Jun 2020				71.18	* County Tax	1,543.61	(5,211.27)
Jul 2020	359.60		1,112.83		* County Tax	790.38	(5,211.27)
Jul 2020			71.18		* County Tax	719.20	(5,211.27)
Aug 2020	359.60	552.60			*	1,078.80	(4,658.67)
Sep 2020	359.60	276.30			*	1,438.40	(4,382.37)
Oct 2020	359.60	276.30			*	1,798.00	(4,106.07)
Nov 2020	359.60	276.30			*	2,157.60	(3,829.77)
Dec 2020	359.60				*	2,517.20	(3,829.77)
Jan 2021	359.60	905.32			*	2,876.80	(2,924.45)
Feb 2021	359.60		71.18	1,604.71	* County Tax	3,165.22	(4,529.16)
Feb 2021			1,618.00	70.62	* County Tax	1,547.22	(4,599.78)
Mar 2021	359.60	629.02			*	1,906.82	(3,970.76)
Apr 2021	359.60		1,442.00		* Homeowners Policy	824.42	(3,970.76)
Apr 2021		739.53			* Escrow Only Payment	824.42	(3,231.23)
May 2021	359.60	629.02			*	1,184.02	(2,602.21)
Jun 2021		314.51			*	1,184.02	(2,287.70)
Jun 2021		314.51			*	1,184.02	(1,973.19)
Jun 2021				1,604.71	* County Tax	1,184.02	(3,577.90)
Jun 2021				70.62	* County Tax	1,184.02	(3,648.52)

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Jul 2021	314.51		*	1,184.02	(3,334.01)
Jul 2021	552.06		* Escrow Only Payment	1,184.02	(2,781.95)
Jul 2021		273.28	* Forced Place Insur	1,184.02	(3,055.23)
Aug 2021	314.51		*	1,184.02	(2,740.72)
Aug 2021		134.02	* Forced Place Insur	1,184.02	(2,874.74)
Sep 2021	359.60		*	1,184.02	(2,515.14)
Sep 2021	359.60		*	1,184.02	(2,155.54)
Sep 2021	421.67		* Escrow Only Payment	1,184.02	(1,733.87)
Sep 2021		133.63	* Forced Place Insur	1,184.02	(1,867.50)
Oct 2021	359.60		*	1,184.02	(1,507.90)
Oct 2021		132.86	* Forced Place Insur	1,184.02	(1,640.76)
Nov 2021	359.60		*	1,184.02	(1,281.16)
Nov 2021	359.60		*	1,184.02	(921.56)
Nov 2021		132.47	* Forced Place Insur	1,184.02	(1,054.03)
Dec 2021	359.60		*	1,184.02	(694.43)
Dec 2021		131.69	* Forced Place Insur	1,184.02	(826.12)
Jan 2022	359.60		*	1,184.02	(466.52)
Jan 2022		131.29	* Forced Place Insur	1,184.02	(597.81)
Jan 2022		1,592.13	* County Tax	1,184.02	(2,189.94)
Jan 2022		70.06	* County Tax	1,184.02	(2,260.00)
Feb 2022	2,608.02		* Escrow Only Payment	1,184.02	348.02
Feb 2022	359.60		*	1,184.02	707.62
Feb 2022		130.90	* Forced Place Insur	1,184.02	576.72
Feb 2022		260.55	* Escrow Disbursement	1,184.02	316.17
Mar 2022	359.60		*	1,184.02	675.77
Mar 2022		130.47	* Forced Place Insur	1,184.02	545.30
			Anticipated Transactions	1,184.02	545.30
Mar 2022		130.47	Forced Place Insur		414.83
Apr 2022	359.60	130.47	Forced Place Insur		643.96
	<u>\$4,315.20</u>	<u>\$13,272.78</u>	<u>\$4,315.19</u>	<u>\$8,554.13</u>	

An asterisk (*) indicates a difference from a previous estimate either in the date or the amount. If you want a further explanation, please call our toll-free number.

Last year, we anticipated that payments from your account would be made during this period equaling 4,315.19. Under Federal law, your lowest monthly balance should not have exceeded 719.20 or 1/6 of the anticipated payment from the account, unless your mortgage contract or State law specifies a lower amount. Your mortgage contract and State law are silent on this issue.

**Annual Escrow Account Disclosure Statement
 Projections for Coming Year**

This is an estimate of activity in your escrow account during the coming year based on payments anticipated to be made to and from your account.

Date	Anticipated Payments		Description	Escrow Balance	
	To Escrow	From Escrow		Anticipated	Required
			Starting Balance	643.96	1,397.19
May 2022	408.60	130.47	Forced Place Insur	922.09	1,675.32
Jun 2022	408.60	130.47	Forced Place Insur	1,200.22	1,953.45
Jul 2022	408.60	1,604.71	County Tax	4.11	757.34
Jul 2022		70.62	County Tax	(66.51)	686.72
Jul 2022		130.47	Forced Place Insur	(196.98)	556.25
Aug 2022	408.60	130.47	Forced Place Insur	81.15	834.38
Sep 2022	408.60	130.47	Forced Place Insur	359.28	1,112.51
Oct 2022	408.60	130.47	Forced Place Insur	637.41	1,390.64
Nov 2022	408.60	130.47	Forced Place Insur	915.54	1,668.77
Dec 2022	408.60	130.47	Forced Place Insur	1,193.67	1,946.90
Jan 2023	408.60	130.47	Forced Place Insur	1,471.80	2,225.03
Feb 2023	408.60	70.06	County Tax	1,810.34	2,563.57
Feb 2023		1,592.13	County Tax	218.21	971.44
Feb 2023		130.47	Forced Place Insur	87.74	840.97
Mar 2023	408.60	130.47	Forced Place Insur	365.87	1,119.10
Apr 2023	408.60	130.47	Forced Place Insur	644.00	1,397.23
	<u>\$4,903.20</u>	<u>\$4,903.16</u>			

(Please keep this statement for comparison with the actual activity in your account at the end of the escrow accounting computation year.)

Your escrow balance contains a cushion of 556.25. A cushion is an additional amount of funds held in your escrow balance to prevent the balance from becoming overdrawn when an increase in the disbursement amount occurs. Under Federal law, your lowest monthly balance should not exceed 817.19 or 1/6 of the anticipated payment from the account, unless your mortgage contract or State law specifies a lower amount. Your mortgage contract and State law are silent on this issue.

Your ending balance from the last month of the account history (escrow balance anticipated) is 643.96. Your starting balance (escrow balance required) according to this analysis should be \$1,397.19. This means you have a shortage of 753.23. This shortage may be collected from you over a period of 12 months or more unless the shortage is less than 1 month's deposit, in which case we have the additional option of requesting payment within 30 days. We have decided to collect it over 12 months.

We anticipate the total of your coming year bills to be 4,903.16. We divide that amount by the number of payments expected during the coming year to obtain your escrow payment.

New Escrow Payment Calculation	
Unadjusted Escrow Payment	408.60
Surplus Amount:	0.00
Shortage Amount:	62.77
Rounding Adjustment Amount:	0.00
Escrow Payment:	<u>\$471.37</u>

Paying the shortage: If your shortage is paid in full, your new monthly payment will be \$1,563.71 (calculated by subtracting the Shortage Amount to the left and rounding, if applicable). Paying the shortage does not guarantee that your payment will remain the same, as your tax or insurance bills may have changed. If you would like to pay the shortage now, please pay the entire amount of the shortage before the effective date of your new payment. To ensure that the funds are posted to your account correctly, please notify your asset manager that you are paying the shortage.

NOTICE OF RIGHT TO CANCEL PRIVATE MORTGAGE INSURANCE: If you currently pay private mortgage insurance premiums, you may have the right to cancel the insurance. In most cases, you have the right to cancel private mortgage insurance if the principal balance of your loan is 80 percent or less of the current fair market appraised value of your home, and you have a good payment history on your loan. If you want to learn whether you are eligible to cancel this insurance, please contact us at 323 Fifth Street, Eureka, Ca 95501 or 800-603-0836.

*** Please note if you have autopay/EFT set up on your loan, it is your responsibility to make sure your payment amount is updated. Enclosed is the EFT form that needs to be completed. Once completed, please fax to the number listed on the EFT form or return in the self-addressed envelope.**

**UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF OHIO
COLUMBUS DIVISION**

In Re:

Case No. 2:17-bk-57759

Jeffrey Wayne Pierce
Christina Marlene Pierce

Chapter 13

Debtors.

Judge C. Kathryn Preston

CERTIFICATE OF SERVICE

I certify that a copy of the foregoing Notice of Mortgage Payment Change was served **electronically** on April 4, 2022 through the Court's ECF System on all ECF participants registered in this case at the e-mail address registered with the Court

And by **first class mail** on April 4, 2022 addressed to:

Jeffrey Wayne Pierce, Debtor
Christina Marlene Pierce, Debtor
5970 Election House Road
Carroll, OH 43112

Respectfully Submitted,

/s/ Jon J. Lieberman

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Loveland, OH 45140
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